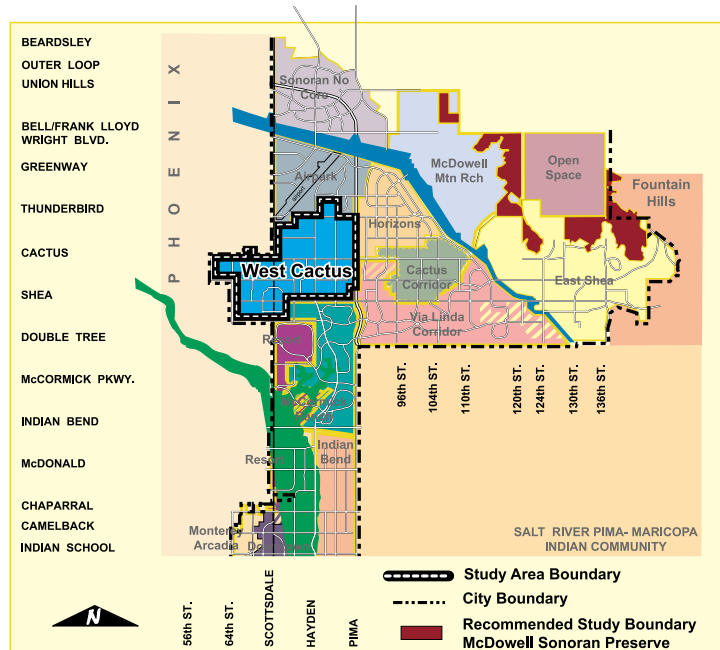


WEST CACTUS CHARACTER AREA

General Description of the Area:

The area consists mostly of low density residential and is generally contained within the area of Thunderbird Road on the north, Pima Road on the east, Mountain View Road on the south, and 60th Street on the west. The area abuts the Town of Paradise Valley in the southwest corner, and the City of Phoenix for most of the western boundary. This area is in the Paradise Valley School District.



Overview of the Area:

The earliest development in this area included modest single family homes west of Scottsdale Road and around 84th Street and Shea Boulevard, with small businesses occurring around the areas of Sundown Plaza, Windmill Plaza, and Scottsdale County Club Golf Course in the early 1960's. Subsequent developments generally maintained the one acre lot, single family pattern with larger homes and more walls. From late the 1970's into the early 1990's, the intersection of Shea Boulevard with Scottsdale, Hayden, and Pima Roads, experienced significant development of multifamily, retail, and office uses.



Character Features and Elements:

The vast majority of the area has one acre lots with single story, single family homes. The earliest neighborhoods, generally to the south and west, have ranch style homes and a strong infusion of horse ownership. Newer neighborhoods tend to have more Mediterranean style homes with light colored stucco, red tile roofs and walled in courtyards. Most of the civic, retail, and employment facilities have either a contemporary or Mediterranean style of character. Generally, the landscaping has an open character with semiarid plant materials. Eucalyptus and pine trees often dominate the skyline over the area. In older areas the streets are narrow and without curbs or sidewalks and most street do not have street lights. The significant landmarks include the three retail/business nodes, Scottsdale Country Club Golf Course and Cactus Park. The street network tends to follow grid patterns with little connectivity across the major “mile streets”.



How This Area Fits into Community:

This area is the original low density node of the city. It serves now as an “in-town” location of larger homes on larger lots and extends to the west and southwest into similar neighborhoods in Phoenix and Paradise Valley. Since the surrounding neighborhoods are of low density, the retail/business nodes service a broad community and regional market.